

Commonwealth of Massachusetts

Executive Office of Environmental Affairs ■ MEPA Office

ENF

Environmental Notification Form

<i>For Office Use Only</i>	
<i>Executive Office of Environmental Affairs</i>	
EOEA No.:	13227
MEPA Analyst:	William Page
Phone:	617-626-1025

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: Lowe's of Auburn, MA		
Street: Southbridge Street (State Route 12)		
Municipality: Auburn	Watershed: Blackstone	
Universal Transverse Mercator Coordinates: 170810 E 882185 N	Latitude: 42.1891632°	Longitude: -71.8525238°
Estimated commencement date: 7/05	Estimated completion date: 7/06	
Approximate cost: \$14,000,000	Status of project design: 25 % complete	
Proponent: Lowe's Home Centers, Inc.		
Street: P.O. Box 1111, Highway 268 East-East Dock		
Municipality: North Wilkesboro	State: NC	Zip Code: 28659
Name of Contact Person From Whom Copies of this ENF May Be Obtained: John J. Shipe, Jr., P.E., Senior Project Manager		
Firm/Agency: Rizzo Associates, Inc.	Street: One Grant Street	
Municipality: Framingham	State: MA	Zip Code: 01701-9005
Phone: (508) 903-2366	Fax: (508) 903-2001	E-mail: jshipe@rizzo.com

- Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?
 Yes No
- Has this project been filed with MEPA before?
 Yes (EOEA No. _____) No
- Has any project on this site been filed with MEPA before?
 Yes (EOEA No. _____) No
- Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
- a Single EIR? (see 301 CMR 11.06(8)) Yes No
 - a Special Review Procedure? (see 301 CMR 11.09) Yes No
 - a Waiver of mandatory EIR? (see 301 CMR 11.11) Yes No
 - a Phase I Waiver? (see 301 CMR 11.11) Yes No

Identify any financial assistance or land transfer from an agency of the Commonwealth, including the agency name and the amount of funding or land area (in acres): **None**

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify _____) No

List Local or Federal Permits and Approvals: **Auburn Zoning Board of Appeals- Site Plan Approval; Parking, Building Height and Signage Variance; Special Permit, Auburn Aquifer and Watershed Protection District; Town of Auburn Sewer Connection Permit; Special Permit, Town of Auburn Earth Removal; Town of Auburn Building Permit; Order of Conditions, Town of Auburn Wetlands Protection Bylaw; and NPDES Construction General Permit**

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- | | | |
|--|---------------------------------------|--|
| <input checked="" type="checkbox"/> Land | <input type="checkbox"/> Rare Species | <input type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input type="checkbox"/> Wastewater | <input checked="" type="checkbox"/> Transportation |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Air | <input type="checkbox"/> Solid & Hazardous Waste |
| <input type="checkbox"/> ACEC | <input type="checkbox"/> Regulations | <input type="checkbox"/> Historical & Archaeological Resources |

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
LAND				<input checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superceding Order of Conditions <input type="checkbox"/> Chapter 91 License <input type="checkbox"/> 401 Water Quality Certification <input checked="" type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> MHD Traffic Signal Permit MHD Access Permit
Total site acreage	17.08			
New acres of land altered		4.39		
Acres of impervious area	6.07	5.27	11.34	
Square feet of new bordering vegetated wetlands alteration		*1		
Square feet of new other wetland alteration		*1		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	63,430	101,952	165,382	
Number of housing units	0	0	0	
Maximum height (in feet)	≈28	≈20	48	
TRANSPORTATION				
Vehicle trips per day	1,660	4,880	6,540	
Parking spaces	427	178	605	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	18,101*2	-16,781	1,320*3	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	29,597	-28,397	1,200	
Length of water/sewer mains (in miles)	0	0	0	

*1. On-site project development will not alter wetlands. Off site Route 12 improvements may result in direct impacts to wetlands. Quantification of impacts will be developed during design development and presented in the DEIR. *2. From historic water use records provided by Auburn Water District. *3. From historic data (water use records) provided by Lowe's Home Centers, Inc.

CONSERVATION LAND: Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?

- Yes (Specify _____) No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

Yes (Specify _____) No

RARE SPECIES: Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?

Yes (Specify) No

See response from Division of Fisheries & Wildlife in Appendix C.

HISTORICAL /ARCHAEOLOGICAL RESOURCES: Does the project site include any structure, site or district listed in the State Register of Historic Places or the inventory of Historic and Archaeological Assets of the Commonwealth?

Yes (Specify _____) No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify _____) No

AREAS OF CRITICAL ENVIRONMENTAL CONCERN: Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify _____) No

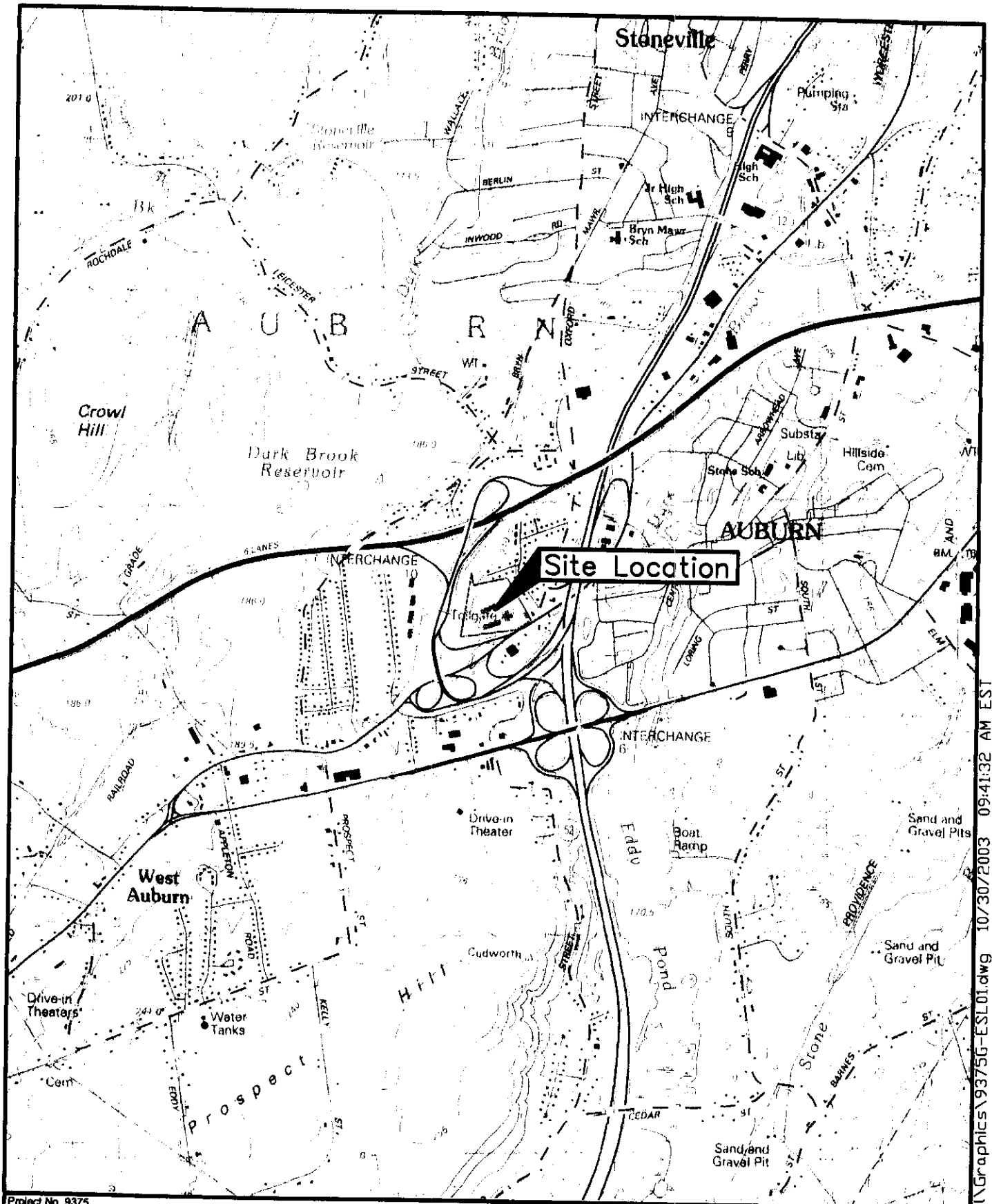
PROJECT DESCRIPTION: The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (You may attach one additional page, if necessary.)

(a) Lowe's Home Centers, Inc. proposes to construct a home improvement store in Auburn, Massachusetts. The 17 acre site is located on the west side of Southbridge Street (State Route 12), south of Oxford Street. The property is zoned Highway Business (HB) and Residence A (RA) and is currently developed with a 161-room hotel and 6,600 square foot retail building which includes a bank and karate studio. The existing hotel will be demolished as part of the project and the existing retail building will remain. The proposed site plan includes a 165,382 +/- square foot retail store and 566 +/- parking spaces. Sewage flows generated by the project site will decrease due to the change in use and be discharged to the municipal system in State Route 12. Water supply will be provided by a connection to the municipal system in State Route 12. Stormwater management will fully comply with MA DEP guidelines.

Existing access to the site is provided by a single driveway that forms an unsignalized intersection with State Route 12, approximately 300 feet south of Oxford Street. Proposed access includes signalization of the project site driveway and interconnecting this signal with the existing signal at Oxford Street.

(b) On site alternatives included various configurations of the building and parking, however, the extent of development on the parcel is approximately the same under all alternative layouts. Off site alternatives are very limited based on Lowe's Home Center's site selection process based on high visibility for retail sales as well as the convenient access to major highways.

(c) Lowe's Home Centers, Inc. may undertake a portion of the MassHighway Route 12 Improvement Project (EOEA # 12345) to mitigate the increase in vehicle trips to the project site. The improvements by Lowe's Home Centers, Inc. include widening an approximate 1,000 to 1,200 foot section of State Route 12 in the vicinity of the project site entrance to provide dedicated left-turn lanes at the site driveway and at Oxford Street, in addition to the two through lanes in each direction (i.e., a five-lane cross-section instead of the four-lane proposed by MassHighway in the November 2000 ENF).



Project No. 9375

Route 12
Auburn, Massachusetts



RIZZO ASSOCIATES
A TETRA TECH COMPANY

Information obtained from
USGS Map of Worcester South, Massachusetts
Quadrangle dated 1982-1985
USGS Map of Leicester, Massachusetts and
Quadrangle dated 1982-1985.

Site Locus Plan

Figure
1

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